

DEPT. OF COMMUNITY DEVELOPMENT PLANNING DIVISION

301 W. CHESTNUT PHONE: (479) 621-1186

FAX: (479) 986-6896

September 12, 2017

#### STAFF SUMMARY REPORT

TO: PLANNING COMMISSION

SUBJECT: LSDP for 17<sup>th</sup> Street Duplexes

JC Construction requests large-scale development plan approval per Sec. 14-230 of the Rogers Code of Ordinances.

PLANNING OFFICIAL: Ethan Hunter

#### **SUMMARY**

- 1. BACKGROUND: The applicant is proposing a new duplex development located at 1901, 1903, 1905, and 1907 S 17th Street in the RMF-10B zoning district.
  - a. Per Sec. 14-703(e), "multifamily residential" is a permitted use at this location.
  - b. The proposed project would create 4 duplexes on a 0.85 acre site, providing 8 dwelling units.
  - c. The Board of Adjustment granted a variance on August 10, 2017 for an interior side setback reduction to preserve two mature trees along New Hope.
  - d. The applicant will provide a **fee-in-lieu** of on-site drainage in the amount of \$3,974.
  - e. The applicant is requesting the following waivers from Sec. 14-228 and Sec. 14-256(16) (Tab 2):
    - i. A waiver from required street trees along 17th Street;
    - ii. A waiver from required street trees along New Hope Road;
    - iii. A waiver from required bike rack.
- 2. FINDINGS: The approval of this LSDP is appropriate per Sec. 14-230. This proposal has undergone the technical review process, and all required revisions have been verified by Community Development staff. All code requirements other than the requested waivers have been met. Staff **does not support** waiver (i) as there is adequate space for tree planting between sidewalk and property line. Staff **supports** waiver (ii) due to existing trees with significant canopy. Staff **supports** waiver (iii) due to the nature of the development, the scale of which does not justify bike parking beyond what can be served by the residences. Staff does not anticipate this development to adversely impact adjacent property, surrounding land-use, and traffic.
- 3. VIEWS OF OTHERS: None.
- 4. SUGGESTED MOTIONS:
  - a. "Motion to move this item to consent agenda with approval/denial of the requested waivers."
- 5. RECOMMENDATION: Approve project. Deny waiver (i). Approve waiver (ii). Approve waiver (iii).

OHN C. MCCURDY, Director

Department of Community Development

#### Tabs:

- 1. LSDP plan sheets
- 2. Waiver request letter

Note: staff recommendations are based on the documentation available at the time of request and may not reflect all information made available to officials during discussion and consideration.

# 17TH STREET DUPLEXES

# ROGERS, ÅRKANSAS

arge Scale Development Plan

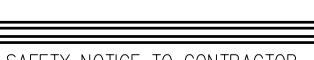
#### GENERAL NOTES TO CONTRACTOR

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE
- UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- 4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- 5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- 6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- 7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE
- CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- 10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI. 11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR
- 12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA
- 13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS. 14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.

- DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL
- METHODS MUST BE USED DURING CONSTRUCTION. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS
- THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990. PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
- ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17")
- THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
- A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
- IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
- 10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
- PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
- 13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL
- TREES IT IS 1 ½" B & B. 15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART 17. SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
- 18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED. 19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING. 20. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE
- REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
- 21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS. 22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
- 24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE
- 25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE
- APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 29. EASEMENT PLAT REQUIRED BEFORE CO.

#### OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN. AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.



#### SAFETY NOTICE TO CONTRACTOR

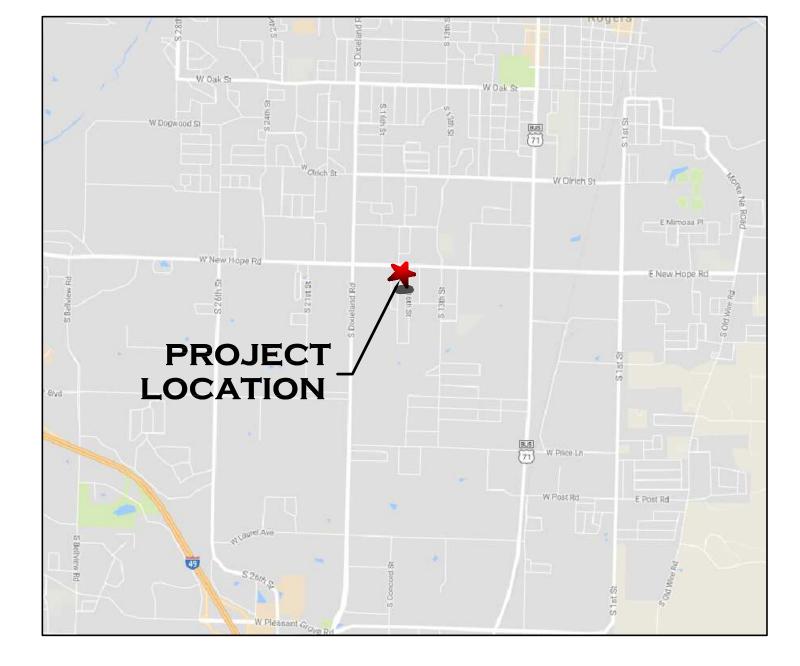
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN. OR NEAR THE CONSTRUCTION SITE.



### ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



# 

## CONTACT INFORMATION

CITY:	CITY OF ROGERS				
	JOHN McCURDY				
	PHONE: (479) 621-1186				

ROGERS FIRE DEPARTMENT. 201 N 1ST ST

ROGERS, AR 72956 PHONE: (479) 621-1179

BLACK HILLS ENERGY 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703 PHONE: (800) 563-0012

> COX COMMUNICATIONS 115 N. DIXIELAND STE. 3 ROGERS, AR 72756 PHONE: (479) 273-5644

AN EASEMENT PLAT WILL BE REQUIRED

BEFORE CO.

ROGERS WATER UTILITIES WATER 601 S 2ND ST

P.O. BOX 338 ROGERS, AR 72756 479-621-1142 INLAND SERVICES

WASTE 3511 N. ARKANSAS ST ROGERS, AR 72756 (479) 878–1384

**ELECTRIC:** CARROLL ELECTRIC

707 SE WALTON BLVD P.O. BOX 329 BENTONVILLE, AR 72712-0329 PHONE: (479) 273-2421

FAX: (479) 273-1231

TELEPHONE: SOUTHWESTERN BELL 1-800-464-7928

-BASIS OF ELEVATION: GPS MONUMENT #27 ELEV: 1344.30

-<u>BASIS OF BEARING:</u>--AHTD PLANS JOB #009985 (AR STATE | PLANE)

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

#### -BUILDING SETBACKS (RMF—10B)

FRONT WITH PARKING	30'
SIDE (INTERIOR)	10'
SIDE (INTERIOR)(approved variance $\#17-51$ )	5'
SIDE (EXTERIOR)	30'
REAR	30'

#### -FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0270K. DATED JUNE 5, 2012)

# COVER SHEET

SITE PLAN

INDEX OF DRAWINGS

- UTILITY PLAN
- GRADING & EROSION CONTROL PLAN
- LANDSCAPE PLAN
- **DETAILS**
- RWU STANDARD DETAILS

PARCEL NUMBERS:

CITYVIEW PROJECT NO.: PL201700375

- PROJECT SITE ADDRESS: 1901, 1903, 1905, 1907 17th STREET ROGERS, AR 72758-6205
- ZONING CLASSIFICATION: RMF-10B (RESIDENTIAL MULTIFAMILY. 10 UNITS/ACRE, RENTALS)

PROPOSED USE: DUPLEXES

TOTAL SITE AREA: 0.85 ACRES +/-BCR PROPERTIES, INC 1905 S. 17th PLACE ROGERS, AR 72758-6205

DEVELOPER: JC CONSTRUCTION PO BOX 278 ROGERS, AR 72757

(479) 430-3570 jcarney2500@icloud.com

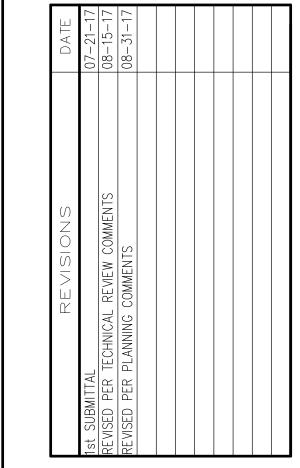
ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC. 7230 PLEASANT RIDGE DR FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350 FAX: (479) 521-9350

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING RIGHT-OF-WAY MONUMENT ON THE SOUTH RIGHT-OF-WAY OF WEST NEW HOPE ROAD (HIGHWAY #94) WHICH IS S87°32'15"E 53.35' AND S02°32'26"W 18.97' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N63°04'51"E 20.18', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S86°59'40"E 112.57' TO AN EXISTING RIGHT-OF-WAY MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY S02°34'16"W 287.30', THENCE N86°36'30"W 130.00' TO THE EAST RIGHT-OF-WAY OF SOUTH 17TH STREET, THENCE ALONG SAID RIGHT-OF-WAY NO2°32'26"E 276.35' TO THE POINT OF BEGINNING, CONTAINING 0.85 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

#### -SURVEYOR NOTES:

- 1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF PINNACLE HILLS PARKWAY ADDITION ARE SHOWN HEREON.
- 3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- 4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

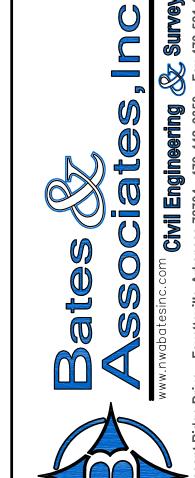
BATES & (ASSOCIATES, INC.)



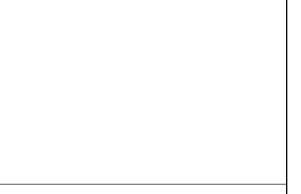
OPMEN. STREET

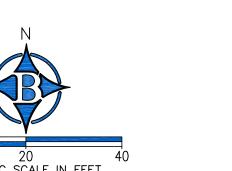
DUPLE

COV th SC











- PARKING TABLE:

OFF-STREET PARKING STANDARDS: DUPLEXES: 2 SPACES PER UNIT UNITS: TOTAL SPACES REQUIRED:

BUILDING SETBACKS (RMF-10B) FRONT WITH PARKING SIDE (INTERIOR) | SIDE (INTERIOR)(approved variance #17-51) 5' SIDE (EXTERIOR)

#### Please provide waiver request letter for bike rack and street trees.

#### - BUILDING SPECIFICATIONS:

TOTAL SPACES PROVIDED:

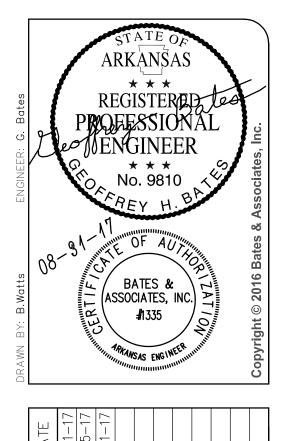
OVERALL:
3 BED, 2 BATH, 2 CAR GARAGE EA. SIDE LIVABLE FOOTPRINT: 54'x 46' (4) - 2,484 SF EACH BUILDING TOTAL SQUARE FOOTAGE - 9,936 SF BUILDING HEIGHT: 16'-0"

SIDEWALK NOTE:
SIDEWALK GRADES TO BE CONTINUOUS THROUGH DRIVEWAY. SEE DETAIL SHEET 06.

\_ <u>VARIANCE REQUESTS:</u> BIKE RACKS — STREET TREES

PROPOSED	EXISTING	DESCRIPTION	
11101 0025	EXIGNITO		
		- ASPHALT (EDGE)	
		ASPHALT (SURFACE)	
0	0	BOLLARD	
		BUILDING	
·		BUILDING SETBACK LINE	
UGTV		CABLE TV (UNDERGROUND)	
	OHTV	CABLE TV (OVERHEAD)	
		CONCRETE (EDGE)	
		CONCRETE (SURFACE)	
		CONDUIT	
1255	1255	CONTOURS	
		CURB & GUTTER	
<del></del>		DRAINAGE FLOW	
<u>₹</u>	<b>(</b> T}		
(1)		DUMPSTER	
		EASEMENT	
	UGE	ELECTRICAL (UNDERGROUND)	
——OHE——	OHE	ELECTRICAL (OVERHEAD)	
	$\boxtimes$	ELECT. TRANSFORMER	
		EROSION CONTROL BALES	
		EROSION CONTROL FENCE	
		EROSION CONTROL RIP-RAP	
		FENCE (WIRE/WOOD/CHAIN)	
	F0	FIBER OPTIC CABLE	
<b>→</b> +♦-	X	FIRE HYDRANT ASSEMBLY	
<u> </u>		FLOWLINE	
FM	FM	FORCE MAIN	
GAS	GAS	GAS MAIN	
<u> </u>	@ <u>&amp;</u> 👸	GAS METER/VALVE	
	<u> </u>		
		GRAVEL (EDGE)	
		GRAVEL (SURFACE)	
		IRON PIN - (RE-BAR)	
$\sim$		LANDSCAPE EDGING	
	<u> </u>		
*	\$	LIGHT	
*	*	LIGHT MONUMENT (CONCRETE)	
		LIGHT MONUMENT (CONCRETE) POND	
	(E)	LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE	
		LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE	
	(E)	LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE	
	(E)	LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE	
	(E)	LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL)	
	(E)	LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL	
		LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY	
<u>*</u>		LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT-OF-WAY SANITARY SEWER MANHOLE	
© 0°55		LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE	
<u>*</u>		LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE	
© 0°ss —	© Ø	LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK	
© 0°555 —		LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE	
© 0*55		LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION	
© 0*55 — — — — — — — — — — — — — — — — — —		LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT	
© 0*55		LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE	
© 0*55 — — — — — — — — — — — — — — — — — —		LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER MANHOLE	
© 0*55 — — — — — — — — — — — — — — — — — —		LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)	
© 0'ss		LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE PED/MANHOLE	
© 0*55 — — — — — — — — — — — — — — — — — —	© % % % % % % % % % % % % % % % % % % %	LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE (UNDERGROUND)	
© 0°SS		LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE (UNDERGROUND)  TELEPHONE (OVERHEAD)	
© 0°55 — 0°55 — 1255.0	© % % % % % % % % % % % % % % % % % % %	LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE (UNDERGROUND)  TELEPHONE (OVERHEAD)  TREE LINE CANOPY	
©	© % % % % % % % % % % % % % % % % % % %	LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE (UNDERGROUND)  TELEPHONE (OVERHEAD)  TREE LINE CANOPY  TREE/TREE TO BE REMOVED	
© 0°55 — 0°55 — 1255.0	© % % % % % % % % % % % % % % % % % % %	LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER PIPE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE (UNDERGROUND)  TELEPHONE (OVERHEAD)  TREE LINE CANOPY  TREE/TREE TO BE REMOVED  WATER MAIN BLOWOFF VALVE	
©	© % % % % % % % % % % % % % % % % % % %	LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER PIPE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE (UNDERGROUND)  TELEPHONE (OVERHEAD)  TREE LINE CANOPY  TREE/TREE TO BE REMOVED  WATER MAIN BLOWOFF VALVE	
© -0°SS	© % % % % % % % % % % % % % % % % % % %	LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER PIPE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE (UNDERGROUND)  TELEPHONE (OVERHEAD)  TREE LINE CANOPY  TREE/TREE TO BE REMOVED  WATER MAIN BLOWOFF VALVE	
© 0"SS	© % % % % % % % % % % % % % % % % % % %	LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER MANHOLE  STORM SEWER PIPE  STIRE (PAINTED OR STICKY)  TELEPHONE (UNDERGROUND)  TELEPHONE (UNDERGROUND)  TREE LINE CANOPY  TREE/TREE TO BE REMOVED  WATER MAIN BLOWOFF VALVE  WATER MAIN FIRE DEPT. CONN.	
© 0°SS — 0°SS — 1255.0	© % % % % % % % % % % % % % % % % % % %	LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE (UNDERGROUND) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE WATER MAIN FIRE DEPT. CONN.	
© 0*55 — — — — — — — — — — — — — — — — — —	© % %	LIGHT MONUMENT (CONCRETE) POND POST INDICATOR VALVE POWER POLE PROPERTY LINE (EXTERNAL) RETAINING WALL RIGHT—OF—WAY SANITARY SEWER MANHOLE SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STIPE (PAINTED OR STICKY) TELEPHONE (UNDERGROUND) TELEPHONE (UNDERGROUND) TREE_INE CANOPY TREE_TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE WATER MAIN FIRE DEPT. CONN. WATER MAIN FIPE	
© 0*SS — 0*SS — 1255.0 — 1255.0 — 125 — 12	©	LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE (POLEMANHOLE)  TELEPHONE (OVERHEAD)  TREE LINE CANOPY  TREE/TREE TO BE REMOVED  WATER MAIN FIRE DEPT. CONN.  WATER MAIN FIRE DEPT. CONN.  WATER MAIN FIRE DECK  WATER MAIN REDUCER  WATER MAIN THRUST BLOCK  WATER MAIN THRUST BLOCK  WATER MAIN THRUST BLOCK  WATER MAIN THRUST BLOCK  WATER METER	
© 0"SS — 0"SS — 1255.0 — 1255.	©	LIGHT  MONUMENT (CONCRETE)  POND  POST INDICATOR VALVE  POWER POLE  PROPERTY LINE (EXTERNAL)  RETAINING WALL  RIGHT—OF—WAY  SANITARY SEWER MANHOLE  SANITARY SEWER PIPE  SANITARY SEWER SERVICE  CENTERLINE  SIDEWALK  STOP SIGN / FLAG POLE  SPOT ELEVATION  STABILIZED CONSTRUCTION ENT  STORM SEWER MANHOLE  STORM SEWER PIPE  STRIPE (PAINTED OR STICKY)  TELEPHONE (PD/MANHOLE  TELEPHONE (UNDERGROUND)  TELEPHONE (OVERHEAD)  TREE LINE CANOPY  TREE/TREE TO BE REMOVED  WATER MAIN FIRE DEPT. CONN.  WATER MAIN FIRE DEPT. CONN.  WATER MAIN FIREDUCER  WATER MAIN REDUCER	

LEGEND



	.0	õ	õ				
REVISIONS	1st SUBMITTAL	REVISED PER TECHNICAL REVIEW COMMENTS	REVISED PER PLANNING COMMENTS				

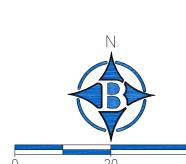
17th STREET I LARGE SCALE DEVE SITE PL

ROGERS,

DRAWING NO







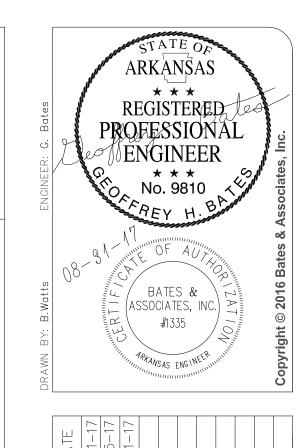


#### UTILITY NOTES:

UNDERGROUND.

- 1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
- 2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREEN FROM PUBLIC VIEW. 3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED
- 4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES. 5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE
- AT THE DEVELOPER'S EXPENSE. 6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
- 7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
- 8. BACKFLOW PREVENTION DEVICE TO BE LOCATED INSIDE BUILDING.

	LEGEND	
PROPOSED	EXISTING	DESCRIPTION
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
0	0	BOLLARD
		BUILDING
- ·		BUILDING SETBACK LINE
UGTV ———	UGTV	CABLE TV (UNDERGROUND)
		CABLE TV (OVERHEAD)
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255	1255	CONTOURS
		CURB & GUTTER
<b>≪</b> ~~		DRAINAGE FLOW
		DUMPSTER
		EASEMENT
UGE	UGE	ELECTRICAL (UNDERGROUND)
OHE	OHE	ELECTRICAL (OVERHEAD)
	$\boxtimes$	ELECT. TRANSFORMER
		EROSION CONTROL BALES
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (WIRE/WOOD/CHAIN)
	F0	FIBER OPTIC CABLE
<b>→</b>	Ä	FIRE HYDRANT ASSEMBLY
<del></del>	$\longrightarrow \cdots \longrightarrow$	FLOWLINE
FM	— — FM — — —	FORCE MAIN
GAS		GAS MAIN
Å Š	© <u>&amp;</u> ⋈	GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
0		IRON PIN - (RE-BAR)
		LANDSCAPE EDGING
*	<del>\</del>	LIGHT
		MONUMENT (CONCRETE)
		POND
	(F)	POST INDICATOR VALVE
<u> </u>	Ø	POWER POLE
	·	PROPERTY LINE (EXTERNAL)
		RETAINING WALL
		RIGHT-OF-WAY
	(S)	SANIJARY SEWER MANHOLE
⑤ 	(S) 	SANITARY SEWER MANHOLE SANITARY SEWER PIPE
		SANITARY SEWER PIPE
		SANITARY SEWER PIPE SANITARY SEWER SERVICE
0"SS — — — — — — — — — — — — — — — — — —		SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE
0°SS		SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK
0'55		SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE
0°SS		SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION
0"SS		SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT
0°SS		SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE
0"SS		SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE
0"SS		SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY)
0°SS	8°SS	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE
0"SS	8°SS	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND)
0°SS	8°SS	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD)
0"SS	8°SS	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY
0°SS	# STSS	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED
0"SS	8°SS	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE
0"SS	# STSS	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE WATER MAIN FIRE DEPT. CONN.
0"SS	#	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE WATER MAIN FIRE DEPT. CONN.
0"SS	### ### ##############################	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE WATER MAIN FIRE DEPT. CONN. WATER MAIN PIPE WATER MAIN REDUCER
0"SS	### ### ##############################	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE WATER MAIN FIRE DEPT. CONN. WATER MAIN PIPE WATER MAIN REDUCER WATER MAIN REDUCER
0"SS	### ### #### #########################	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TELEPHONE (OVERHEAD) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE WATER MAIN FIRE DEPT. CONN. WATER MAIN PIPE WATER MAIN REDUCER WATER MAIN REDUCER WATER MAIN THRUST BLOCK WATER MAIN THRUST BLOCK
0"SS	### ### ##############################	SANITARY SEWER PIPE SANITARY SEWER SERVICE CENTERLINE SIDEWALK STOP SIGN / FLAG POLE SPOT ELEVATION STABILIZED CONSTRUCTION ENT STORM SEWER MANHOLE STORM SEWER PIPE STRIPE (PAINTED OR STICKY) TELEPHONE PED/MANHOLE TELEPHONE (UNDERGROUND) TREE LINE CANOPY TREE/TREE TO BE REMOVED WATER MAIN BLOWOFF VALVE WATER MAIN FIRE DEPT. CONN. WATER MAIN PIPE WATER MAIN REDUCER WATER MAIN REDUCER



REVISIONS	70
1st SUBMITTAL	07-2
REVISED PER TECHNICAL REVIEW COMMENTS	08-1
REVISED PER PLANNING COMMENTS	08-3

17th STREET | LARGE SCALE DEVE UTILITY

DRAWING NO

03



WEST NEW HOPE ROAD (MAJOR ARTERIAL)

36" OAK - 80' CANOPY TO BE PRESERVED.

-- - \_ \_\_\_<u>30' B.S.B.</u>

S 86°59'40" E

FFE = 1350.33

17th STREET

FFE = 1350.1

17th STREET

FFE = 1349.66

1905

17th STREET

FFE = 1348.5

17th STREET

5' B.S.B.

130.00'

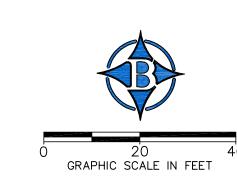
N 86°36'30" W

S 87°32'15" E

100 ' R/W PER M.S.P.

48" OAK - 100 CANOPY TO BE PRESERVED

-PROPOSED 6' PRIVACY FENCE



REQUIRED LANDSCAPING TABLE						
FACTOR COUN						
EXISTING TREES	2	2	2			
EXISTING SHRUBS	0	1	0			
LANDSCAPE REQUIRED	& SHRUBS	37				
TOTAL TO BE PLANTED MINUS EXISTING	35	35				
OVERLAY LANDSCAPE REQUIRED	±0 SQUARE FEET	0 TREES				
PROVIDED 11 TREES & 24 SHRUBS WILL BE PLANTED			35			

#### GENERAL LANDSCAPE NOTES

ALL EXISTING TREES TO BE REMOVED EXCEPT FOR OAK TREES LABELED "TO BE PRESERVED". ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.

ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.

PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.

HOSE BIB IRRIGATION PER CITY OF ROGERS SPECIFICATIONS EVERY 100'.

REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.

IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF ROGERS FOR ALL REQUIRED LANDSCAPING.

MULCH TO BE 2"-3" AWAY FROM TRUNK.

PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.

ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.

Minimum 20% open space required and maximum 70% impervious area allowed.

37,026 SQ FT

19,948 SQ FT

53.9%

NOTE:

DUE TO UNDERGROUND UTILITIES, STREET TREE REQUIREMENTS CANNOT BE MET.

- IMPERVIOUS AREA CALCULATIONS:

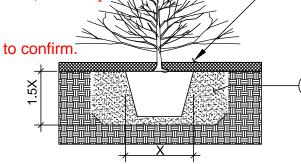
TOTAL AREA OF SITE TOTAL IMPERVIOUS AREA

TOTAL IMPERVIOUS AREA

A VARIANCE IS REQUESTED.

You don't need to actually provide a note on the plans. But recognize the definition of open space: "open space shall not include areas covered by building structures, parking areas, driveways shall contain living ground cover and other landscaping materials"

Is the impervious area calculation correct based on this definition? Just want to confirm



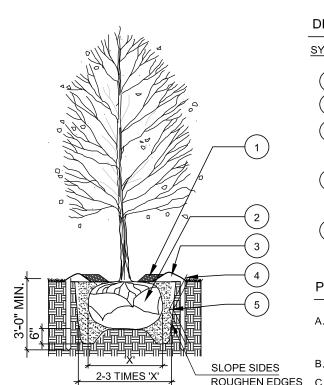
#### SHRUB PLANTING LEGEND SYMBOL DESCRIPTION

- PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING
- PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
- 3" 4" OF MULCH
- PREPARED BACKFILL. TAMP AND SOAK BACKFILL

#### PLANTING NOTES

A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.

SHRUB PLANTING DETAIL N.T.S.



F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE
THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES
OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE
BURLAP. IF ROOTBALL BEGINS FALLING APART DURING
INSTALLATION OR WHILE REMOVING THE WIRE BASKET,
CUT AWAY ONLY ALO OF THE BURLAP.

CUT AWAY ONLY 1/2 OF THE BURLAP.

- (1) 4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK

ACCEPTED IF LEADER IS DAMAGED OR REMOVED. B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING

D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL. E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

BATES & ASSOCIATES, INC.

ARG

ROGERS

DRAWING NO



# DECIDUOUS TREE PLANTING LEGEND SYMBOL DESCRIPTION REMOVE BALL WRAP FROM TOP 1/3 OF BALL

- ROOTBALL ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
- TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
- EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.

## PLANTING NOTES

A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ROUGHEN EDGES C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.

TREE PLANTING DETAIL

N.T.S.



7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704 PH: 479-442-9350 \* FAX: 479-521-9350 www.batesnwa.com

Dear Planning Commission,

My client, John Carney, requests a waiver of bike racks for his duplex development on 17<sup>th</sup> Place and New Hope Road. This will be a residential development and will not require bike racks. He further requests a waiver for street tree requirements. This project has an existing sidewalk on the west side of the property that was constructed by the city recently and does not have adequate room between the curb and sidewalk to plant trees of any approved species. Your consideration of these waivers is appreciated.

Brett Watts Bates & Associates, Inc.